

EUCALYPTUS GROVE HOMEOWNERS ASSOCIATION
MINUTES OF BOARD OF DIRECTORS MEETING
THURSDAY, APRIL 13, 2023 (6PM)
Via Zoom or at Bldg 7610 Meeting Rm.
(Subject to Board's Approval)

Board Members present: Joe Mora, Tamara Simmons, Christine Hall and Owen Roth.

Absent: Colin Smith

Homeowners Present: Bill Rauch, Karen Mullin, Craig Nicholson, Michael Mora, Natasha Bruskin & Robert Bomagat.

Management Present: James Nguyen & Javier Magana, Scribe

1. CALL BOARD MEETING TO ORDER – CONFIRMATION OF QUORUM (6:02PM)

2. REQUEST BY OWNERS IN ATTENDANCE / VIA CORRESPONDENCE / PHONE – Open Forum (unless it's an emergency, it'll be put on next month's agenda); Bd to consider request & possibly vote...

Bill Rauch (#351) – Requests that Phase III back of mail box kiosk be cleaned on T&M basis. Chris moves to add item to agenda. Tamara seconds with Joe abstaining. Motion passes 3-0.

Natasha Bruskin (#345) – Motorcycles parking around the disabled parking spot by Bldg 7628; item to be discussed later in the meeting.

Craig Nicholson (#247) – Commented that per CA Civil Code, Board can hold in-person meetings to avoid technical issues such as faulty microphones. Urged Board to create a sub-committee to deal with updating the CC&Rs and to expedite process.

3. APPROVAL OF PRIOR MEETING MINUTES (3/9/23 & 3/23/23)

Joe moves to approve the 3/9/23 minutes. Chris seconds. All in favor. Unanimously approved.

Tamara moves to approve the 3/23/23 minutes. Joe seconds. All in favor. Unanimously approved.

4. TREASURER, OFFICERS & COMMITTEES (Bd to consider recommendations & possibly vote...)

Operating Expenses are about 6.8+% below budget thru end of last month on cash basis

Res. Expenditures for last month: mulch, fence post install, supply of siding & trim pieces, dry rot repair #349

Suggested Motion: Move to approve the Treasurer's report and confirm the Board has reviewed all financial information each month as required by Civil Code Section 5500 including, but not limited to, the Association's check register, monthly general ledger, and delinquent assessment receivable reports. Furthermore, as required by Civil Code Section 5380, the Board has approved all transfers of funds to and from the Association's bank accounts, and has approved any two authorized signers on the Association's bank accounts to transfer funds from reserves in an amount necessary to pay for expenditures as described in the Association's budget or otherwise approved by the Board.

Joe moves to approve the Treasurer report as presented by Owen Roth. All in favor. Unanimously approved.

Landscape recommendations & proposals; Lighting review: Gave report on several projects.

Committees: Gym – 6:00AM opening of the gym – Per Owen, no complaints received. Owen Roth moves to make gym opening time permanent and James will order a new sign with 6:00AM opening time. Joe seconds. All in favor and unanimously approved.

Sunshine-solar – Tabled; Committee meets in the meeting room (Bldg. 7610); Website – progress made;

Social – no volunteers yet; Gov Docs – Chris to be committee chair and Craig Nicholson to be on committee as well;

Vendor evaluation –

- Bill Rauch noted that Optimize Electric has not been properly completing some jobs.
- Chris makes motion of merit to Santa Barbara Pest Control company for turning bait boxes upside down during the rains to keep water from accumulating and lessen their effectiveness.
- Tamara makes motion of demerit to Action Tree for damaging some items on #135 patio.

5. OLD BUSINESS (Board to consider, review and possibly vote on...)

- a. #259 cig smoke odor seepage / rerouted vent – work done 1/19/23; note sent to #260 – Owner of #260 was supposed to attend and discuss his tenant allegedly smoking in his unit. He was not present. During this meeting, James called owner and left a voicemail reminding him to join.
- b. #127 HVAC split system - Tabled

- c. Roof, dry rot repair & painting and approval and/or ratification of proposals & invoices (if any) – Ok to proceed with cleaning gutters (\$4,395) now that we have a dry weather.
- d. Updating the gov docs; 2nd draft of bylaws & CC&Rs received back from attys; pipes & utility doors – Tabled.
- e. 7632 foundation work re : #245, 247, 248 sloping floor; Saber surveyed; Van Sande Eng.; Beachside; permit fee paid & received; work started last week. – Per Beachside, work is done with securing and stabilizing the foundation.
- f. Repairs & bids: DG paths; V-Ditch; Sidewalk; Roofs (if any) - Tabled
- g. Pool facilities & sauna; other related issues; monitoring; trespassers; handicap seating –
 - Price received to sand the sauna benches and apply a clearcoat for about \$875 by Hermosa Painting. Joe moves to accept the bid. Tamara seconds. All in favor. Unanimously approved.
 - Chris moves to leave spa sign in place. Tamara seconds. Joe opposes. Motion passes 3-1.
- h. Signs: Address, pathways, directional, speed limit, no trespassing, pool area –
 - Joe moves to accept proposal from SB Security Systems for \$647 and active monitoring for \$35/month with no siren. All in favor. Unanimously approved.
 - Chris Hall makes motion to buy 4 speed limit signs not to exceed \$500. Joe will get the posts. Owen seconds. All in favor. Unanimously approved.
- i. EV charging station – no action.
- j. List from B. Rauch & Independent vendor for maintenance; Maintenance person & tracking
 - Owen moves to accept the caretaker job description. Tamara seconds. All in favor. Unanimously approved.
 - Tamara moves to accept the Scribe duties. Owen seconds. All in favor. Unanimously approved.
- k. Inspection of elevated walkways & balconies – proposals - Tabled
- l. Trees & Union Pacific Railroad - Tabled
- m. Job description: light maintenance, gate coordinator, etc. – Discussed in executive session
- n. Unit #346 – Robert Bomagat called in and reported that he has hired an architect (with a structural engineer on staff) to submit plans to the City for his remodel. He also mentioned that all the unauthorized improvement done in the attic space has been removed and space restored to its prior condition. He will send his architect contact information.

6. **NEW BUSINESS (Board to consider, review and possibly vote on...)**

- a. Consolidated upgrades to gates, gym & pool access control - Tabled
- b. Motorcycles & handicap space at 7628 - Joe motions to move current motorcycle spot over to the left and take up an unassigned spot to expand the existing handicap parking space. Chris seconds. All in favor. Unanimously approved.
- c. Utility closet doors at 7620 #324 – Door off its hinges.
- d. Gutters – Cleaning approved (See Old Business – c.)
- e. Minutes available next business day; Fire safety / Air table / HOA debit or credit card - Tabled
- f. Other items to be put on next month's agenda - None

Summary of last month's executive session: messy patio, collection, violation.

7. **EXECUTIVE SESSION**

If needed: (Executive Session may only be used to discuss litigation, contracts with 3rd parties, member discipline, personnel, upon an owner's request to discuss payment of assessments, foreclosures, disability requests, legal advice, censure of a director, or mental illness of a member) hiring; levying fine; noise issue

- Late payers through end of last month (balances of \$500 or more):
- Internal Dispute Resolution / Levy fines / Bankruptcy / Foreclosure / Small Claims / Write off

8. **ADJOURNMENT (Scheduled meeting 5/11/23 @ 6PM via Zoom)**

The meeting adjourned at 8:27PM.

4/15/23

Submitted by Javier Magana, Scribe.